

CASE SUMMARY

APPLICATION TYPE: REZONING

NORTHWEST COUNTY SECTOR PLAN AMENDMENT



File Number: 9-I-21-RZ **Related File Number:** 9-B-21-SP
Application Filed: 7/26/2021 **Date of Revision:**
Applicant: HOMESTEAD LAND HOLDINGS, LLC

PROPERTY INFORMATION

General Location: Southeast corner of intersection of Marietta Church Road and Hardin Valley Road
Other Parcel Info.:
Tax ID Number: 129 12603, 12604 & 12605 **Jurisdiction:** County
Size of Tract: 12.76 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use:
Surrounding Land Use:
Proposed Use: **Density:** up to 3 du/ac
Sector Plan: Northwest County **Sector Plan Designation:** AG (Agricultural) & LDR (Low Density Residential)
Growth Policy Plan: Rural Area
Neighborhood Context:

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 11952 , 12054 & 12044 Hardin Valley Rd.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural) & CA (General Business) & PR (Planned Residential)
Former Zoning:
Requested Zoning: CA (General Business) & PR (Planned Residential)
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category: AG (Agricultural) & LDR (Low Density Residential) & HP (Hillside Protection)
Requested Plan Category: GC (General Commercial) & LDR (Low Density Residential) & HP (Hillside Protection)

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed:

No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge:

Liz Albertson

Staff Recomm. (Abbr.):

Approve CR (Rural Commercial) for a portion of parcel 129 12604 (12054 Hardin Valley Road) and PR (Planned Residential) up to 2 du/ac for portions of parcel 129 12604 (12054 Hardin Valley Road), and for parcel 129 12605 (11952 Hardin Valley Road) and for portions of parcel 129 12603 (12044 Hardin Valley Road) because of the expansion of utilities in this area.

Staff Recomm. (Full):

Comments:

PURSUANT TO THE KNOX COUNTY ZONING ORDINANCE, ARTICLE 6.30.01, THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

1. There has been a recently completed expansion of wastewater capacity in this area by the West Knox Utility District and a new middle school opened for the Hardin Valley community in 2018.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. The CR, Rural Commercial Zone, provides the opportunity to locate limited retail and service uses in a manner convenient to outlying rural areas. It is intended to provide for the recurring shopping and personal service needs of nearby rural residential areas. This zoning should be placed on properties that are located at or near intersections of arterial and/or collector streets in order to maximize accessibility from surrounding areas. The range of permitted uses is limited to those which are generally patronized on a frequent basis by area residents. Development performance standards are included to maximize compatibility between commercial uses and surrounding rural areas, and to maintain the rural character of these areas.

2. Development performance standards are included to maximize compatibility between commercial uses and surrounding rural areas, and to maintain the rural character of these areas.

3. The proposed amendment to PR zoning is intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems. Residential areas thus established would be characterized by a unified building and site development program, open space for recreation and provision for commercial, religious, educational, and cultural facilities which are integrated with the total project by unified architectural and open space treatment.

4. Each planned unit development shall be compatible with the surrounding or adjacent zones. Such compatibility shall be determined by the planning commission by review of the development plans.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

1. Performance standards within the CR zone are required to reduce adverse impacts of commercial uses in rural areas.

2. A site plan for PR zoned areas is required to be reviewed by the Planning Commission as part of a use-on-review. This public site plan review will allow the Planning Commission to evaluate the development plan and ensure compatibility with surrounding zones.

3.. Additional CR and PR zoning is not expected to create adverse impacts.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The proposed amendment is consistent with the Growth Policy Plan and proposed amendments to the Northwest County Sector Plan.

2. The proposed amendment is consistent with all other adopted plans.

Action: Approved **Meeting Date:** 9/9/2021
Details of Action: Approve CR (Rural Commercial) for a portion of parcel 129 12604 (12054 Hardin Valley Road) and PR (Planned Residential) up to 3 du/ac for portions of parcel 129 12604 (12054 Hardin Valley Road), and for parcel 129 12605 (11952 Hardin Valley Road) and for portions of parcel 129 12603 (12044 Hardin Valley Road).
Summary of Action: Approve CR (Rural Commercial) for a portion of parcel 129 12604 (12054 Hardin Valley Road) and PR (Planned Residential) up to 3 du/ac for portions of parcel 129 12604 (12054 Hardin Valley Road), and for parcel 129 12605 (11952 Hardin Valley Road) and for portions of parcel 129 12603 (12044 Hardin Valley Road).
Date of Approval: 9/9/2021 **Date of Denial:** **Postponements:**
Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission
Date of Legislative Action: 10/25/2021 **Date of Legislative Action, Second Reading:**
Ordinance Number: **Other Ordinance Number References:**
Disposition of Case: Approved **Disposition of Case, Second Reading:**
If "Other": **If "Other":**
Amendments: **Amendments:**
Date of Legislative Appeal: **Effective Date of Ordinance:**